



Hanson Planning Board
Draft Minutes of the Public Meeting of
December 13, 2021, at 6:30 PM
Town Hall, Selectman's Meeting Room, Lower Level
542 Liberty Street, Hanson, MA02341

2022 FEB 15 PM 1:24

Present:

- Joe Campbell, Chairman
- Don Ellis, Vice Chairman
- Kevin Cohen, Clerk
- John Kemmett, Member
- Tony DeFrias, Town Planner
- Jillian Tully, Planning Board Assistant

Absent:

- Joe Gamache, Member

Others Present:

Stonebridge HOA Members:

- Mike Ennis 161 Stonebridge Drive
- Jim Callaghan 60 Stonebridge Drive
- Steve Schneider 124 Stonebridge Drive

Documents:

- ANR Denial Letter of 238 ½ Liberty St.
- Certificate of Constructive Approval
- ANR Plan from Registry of Deeds
- Certificate of Action – Burrage Farms (Formerly Fern Hill Estates)
- Stonebridge Commons – As-Built Plans Marchionda & Associates, LLP.

Call to Order

At 6:30 PM the Hanson Planning Board was called to order by Chairman Campbell.

Minutes

Mr. DeFrias stated that the minute's clerk, Shirley, has been ill so she was unable to produce meeting minutes from our last Planning Board Meeting. She informed Mr. DeFrias that as soon as she is feeling better, she will provide meeting minutes.

MOTION by Chairman Campbell to table the minutes from November 22, 2021. Motion seconded and carried. ***Voted 4-0***

Appointments

7:00 Stonebridge Commons: Presentation of As-built plans prepared by Marchionda & Associates, LLP.

I. Introduction of new Administrative Assistant

Introduction of the new Planning Board Administrative Assistant, Jill Tully, to the Board and to Mr. Ellis as he was not present at previous meeting.

II. ANR Denial

Mr. DeFrias presented the ANR Denial Letter for 238 ½ Liberty Street dated December 13, 2021, addressed to Town Clerk, Ms. Elizabeth Sloan. He read the letter aloud for the record.

Mr. DeFrias provided copies and asked if the Board could sign after review.

He stated that this denial was due to unusual circumstances. The town of Hanson did not have a Town Planner or Administrative Assistant at the time of the application.

Mr. DeFrias also provided copies of the Certificate of Action, Certification of Constructive Approval and said ANR Plan from the registry of deeds.

MOTION by Chairman Campbell to take agenda out of order to discuss Barrage Farms and Fern Hill estates. Motion seconded and carried. The agenda will go out of order. ***Voted 4-0***

Mr. DeFrias requested the endorsement of the Certificate of Action on Burrage Farms/Fern Hill Estates.

III. Burrage Farms

Burrage Farms (Formerly Fern Hill Estates):

Mr. DeFrias prepared a Certificate of Action. He stated that he received a phone call from Steve Hassett of Morse Engineering regarding the status of the Certificate of Action.

He went on to explain that the board had issued the approval, however again, due to the lack of a Town Planner at the time, the Certificate of Action had never been endorsed or filed.

Mr. DeFrias said "the applicant was accommodating, they understood what was going on. Town council said if the applicant is understanding to have it endorsed and filed with the Town Clerk."

IV. Economic Development Committee (EDC)- Mr. Cohen

Mr. Cohen stated that there was an Economic Development Committee meeting that evening, prior to the Planning Board Meeting where they discussed the 40R Zone in the South Hanson area, as well as new

regulations that the State will be implementing regarding areas around the MBTA Station. Mr. Cohen stated that if “we don’t get ahead of it; we could be behind in the long run.” He then asked Mr. DeFrias if he could speak briefly to that as it was the main topic of the committees’ meeting that evening.

V. 40R

Mr. DeFrias explained that in 2022, the State of Massachusetts will begin implementing new regulations for cities and towns with MBTA stations. Any land within a half mile radius of a MBTA station will now have certain zoning rights and requirements that allow for multi-family housing, etc. These requirements will be similar to that of 40R zoning.

“Once these regulations are implemented, towns with station stops will have regulations to comply with. There will be oversight and if the town does not conform then they will lose out on the ability to apply for certain grants.”

Mr. DeFrias stated that he, along with assistant, Jill, have begun the process of identifying the surrounding half mile radius around the Hanson MBTA station stop.

He explained that Main Street will have infrastructure that will need to be addressed before improvements can be made, including, water line conditions, gas lines, drainage, etc.

VI. 7:00 P.M. Appointment to discuss Stonebridge Commons

Chairman Campbell announced the discussion and presentation of the As-Built planes prepared by Marchionda & Associates, LLC. Dated on December 3, 2021.

Mr. DeFrias read a letter from Marchionda & Associates aloud into the record dated December 5, 2021, regarding As-Built Plans for Stonebridge Commons.

In the letter Marchionda & Associates wrote that they were hired to prepare the As-Built Plans for Stonebridge Commons as well as the As-Built plans for the stormwater detention basins. The letter explained, they were “not involved in the design aspect of Stonebridge Commons development. The design and approval process were done by another engineering firm; thus, any opinion is solely based on our observation of the As-Built conditions compared to the approved plans.”

The letter went on to address the three main concerns raised: Stonebridge Drive Storm water management area, Buttercup Circle storm water management area and Liberty Circle Storm water management area. Marchionda & Associates provided their recommendations as follows:

1. Stonebridge Drive Storm water management area recommendations: No further investigation needed in this area
2. Buttercup Circle storm water management area recommendations: No further investigation needed in this area
3. Liberty Circle Storm water management area recommendations: Additional Services would be required if the town or HOA desires to investigate further.

A copy of this letter was also sent to Steve Schneider and the other Stonebridge HOA members.

Mr. DeFrias invited the Stonebridge HOA members to this evening's presentation of plans. He stated that the HOA is now at the point where they can retain a contractor for any corrections. They would then need to file a Notice of Intent with any modifications of the detention basin. He went on to explain that the HOA would also need to file with the Conservation Committee for work to be allowed, as the area is within 100 feet of wetlands.

Chairman Campbell opened the floor to the Stonebridge Commons HOA members. He welcomed the HOA to discuss drainage issues in an open forum, townhall style of discussion.

Mike Ennis of 141 Stonebridge Drive: stated he was "ready to keep this moving along, obviously we're going to have to have an engineer look at the retention pond that's our next step so we can move forward." Mr. Ennis also inquired about available monies to fund this.

Steve Schneider of 124 Stonebridge Drive: asked what else the HOA may have to look forward to, as far as what other issues may arise. "When we come back to the planning board is there anything else that we don't know about?"

In response to Mr. Callaghan, Chairman Campbell responded saying that they do not know at this time as, if they had taken the option to have someone take a look and get those answers, all of their escrow funds would be diminished. He went on to explain that the next action is for the board to discuss the escrow funds that will be transferred.

Jim Callaghan of 60 Stonebridge Drive: asked: "Is our next step to hire an engineer, or do we need to wait for some approval?"

The Chairman acknowledged this question and answered that the HOA would be free to go forward with whatever they chose at the close of this evenings meeting.

Mr. DeFrias clarified explaining: "This is a starting point." You are now able to take these plans as well as the recommendations to an engineer that you have chosen to hire.

Mr. Ennis asked if this money will be transferred to the HOA.

The Chairman responded, saying that the board will generate these funds through the Town of Hanson and transfer to the HOA.

Mr. DeFrias added that they will want to engage an engineer who will then need to fill out the appropriate paper work and submit it to the conservation committee along with a Corrective Plan that they prepare. They will then go through the process of hearings with both the Conservation Committee as well as the Department of Environmental Protection in Lakeville. Once the boards are satisfied they will approve.

Mr. DeFrias then requested that the Planning Board issue two sets of plans to the HOA so they can begin their process.

MOTION by Chairman Campbell to issue plans to HOA. Motion seconded and carried. *Voted 4-0*

MOTION by Chairman Campbell to issue remaining funds to HOA with conditions. Motion seconded and carried. *Voted 4-0*

MOTION by Chairman Campbell to add agenda item on the January 10th Planning Board Meeting to discuss the transfer of funds. Motion seconded and carried. *Voted 4-0.*

VII. Town Planner updates- Mr. DeFrias

Items the Planning Department is working on in the coming year include:

- Updating the website,
- The Master Plan,
- Thomas Mill,
- 2022 Subdivision Control Law
- Adequate Access
- MVP (Municipal Vulnerability Plan.)

Current Updates:

DAKOTA PARTNERS:

Dakota Partners is pursuing a Certificate of Occupancy Permit. They have submitted As-Built Plans. The Building Department forwarded plans to Mr. DeFrias and he prepared a letter of which included deficiencies reflective of the conditions outlined in their permit to the Town of Hanson Building Inspector

1071 MAIN ST:

There is an interested party looking to receive a special permit for 1071 Main Street. They will be going before the board with a special permit application to create 4 one bedroom apartments. They have floor plans as well as site plans

ADEQUATE ACCESS:

Mr. DeFrias stated that “Currently there is no fee and no application for Adequate Access. Somewhere in the past, the Hanson Planning Board did have an Adequate Access application and fee. Is the board okay with adding a form for Adequate Access as well as application?”

Motion by Chairman Campbell to create Adequate Access Application and fee. Motion seconded and carried. ***Voted 4-0.***

WEBSITE UPDATES:

Mr. DeFrias would like to update the website for the Planning Board to add Form A and submission requirements.

Motion by Chairman Campbell to allow Planning Board website updates. Motion seconded and carried. ***Voted 4-0***

SUBDIVISION CONTROL LAW:

Mr. DeFrias would like to start examining the subdivision control law in 2022 to see if there are updates that need to be made.

Next Meeting

Chairman Campbell stated that the next Planning Board meeting is tentatively scheduled for January 10, 2022, at 6:30 P.M. Due to holidays

Adjournment

MOTION by Chairman Campbell to adjourn the planning Board Meeting. Motion seconded and carried.
Voted 4-0.

The meeting was adjourned at 8:30 PM.

Respectfully submitted,

Jillian Tully

Administrative Assistant to the Planning Board
Town of Hanson, Massachusetts